

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Lee Withers

TOWN COUNCIL
Arthur Heggins
Brandon Linn
Rodney Phillips
Charles Seaford
Steve Stroud

TOWN OF CHINA GROVE

A regular meeting of the China Grove Town Council

Tuesday, December 04, 2018
7:00 p.m.

China Grove Town Hall
China Grove, North Carolina

CALL TO ORDER

Mayor Withers called the regular meeting of December 4th, 2018 to order and led the audience in the Pledge of Allegiance.

Mayor Withers called roll. All council members were present. There was a quorum.

The meeting started at 7:00 pm at the Town Hall.

Mayor Withers amended the agenda and switch item II and item III in New Business and add an item V for Board of Trade marketing update. Mr. Phillips made a motion to adopt the agenda. Mr. Seaford seconded the motion, which carried unanimously.

Consent Agenda items:

- a) Approve Minutes from the November 6th, 2018 regular meeting
- b) Approve Minutes from the November 6th, 2018 closed session

Mr. Phillips made a motion to approve the consent agenda. Mr. Seaford seconded the motion, which carried unanimously.

Mayor Withers recognized Rod Crider with Rowan EDC and thanked him for working with the Town.

CITIZEN COMMENT

None

NEW BUSINESS

I) LLS Check

Mr. Harwood stated on September 22nd we came together for the Stand Together Music Festival and raised money for the Leukemia and Lymphoma Society. He thanked Mayor Withers and the Town Council along with Patti Price and the town staff for helping with the festival. He thanked all the volunteers for their hard work. He introduced Cathy Bloomberg, Business Development Manager for the Leukemia and Lymphoma Society. He stated he was lucky enough to attend the Light the Night in Charlotte this year and sing the Stand Together song. Mr. and Mrs. Harwood presented her a check in the amount of \$40,000.

Mrs. Bloomberg introduced Mia Furrer, who was the Light the Night Honored Hero of the year. She stated Mia has been cancer free for 2 years. She stated Mia had stage 3 Hodgkin's Lymphoma. She thanked Mr. Harwood for coming to the Light the Night and thanked all the volunteers that make these things possible. She stated last year 18 blood cancer drugs were approved and LLS had their hand in funding 16 of those. She stated this money goes straight to research. She stated we are curing cancer not just blood cancer.

II) Main Street Mission Update

Mayor Withers introduced Ann Corriher and Hope Oliphant with Main Street Market Place. Mrs. Corriher stated four years ago the Bridges out of Poverty and the Getting Ahead Program were a new initiative. She stated the market place is now relocated to a facility on South Main Street. She stated last year they gathered with the community and discussed the model that was in place with handing out boxes of food. She stated the new concept allows for more of a shopping experience. She stated as long as folks have their credits they can shop as many times in the month as they wish and are able to pick items needed. Mrs. Oliphant stated the house is open to hold the educational programs, Bridges out of Poverty and Getting Ahead. She stated the those that have been in the classes are able to give back to the community by volunteering in the Market Place, being a part of the Board and being an employee. She thanked the community for the amazing support that is continually given.

III) Report of Economic Development Assessment

Mr. Deal introduce Jeff Emory, Community Economic Development Planner for the Southwest Prosperity Zone. He that this zone consists of 10 counties and 85 municipalities in those counties. He stated the main services we offer is strategic planning and the process is called an Economic Development Assessment. He stated Darren Rhodes, Rural Planning Program Manager and Bruce Naegelen, Community Economic Development Planner helped worked on this assessment. He stated they started by identifying assets and gathering data. He stated they identified strengths, weaknesses, opportunities and threats. He stated they conducted personal interview with local work groups and other members of the community. He stated the team came up with some recommendations such as improving community involvement and communication, increasing downtown retail and dining options, research local incentives and improving the appearance to downtown buildings. He suggested having a detailed downtown inventory to help residence know the businesses in town.

Mayor Withers thanked all that participated in the discussion at the assessment. Mr. Phillips stated it is great to confirm the things we already knew about our town. Mr. Emory stated these recommendations are a stepping stone for development. He stated they are there to help in anyway that is needed. Mr. Linn stated he looks forward to working with the Board on these recommendations.

IV) 2019 Appointments to the TAC and TCC of Cabarrus-Rowan Urban Area MPO

Mr. Linn made a motion to appoint Mr. Withers to the TAC. Mr. Phillips seconded the motion, which carried unanimously.

Mr. Phillips made a motion to appoint Mr. Linn as alternate to the TAC. Mr. Seaford seconded the motion, which carried unanimously.

Mr. Linn made a motion to appoint Assistant Town Manager Mr. Gover as the TCC representative. Mr. Phillips seconded the motion, which carried unanimously.

Mr. Linn made a motion to appoint Mr. Ketner as the alternate TCC representative. Mr. Phillips seconded the motion, which carried unanimously.

QUASI-JUDICIAL HEARING

I) 2018-CUP-04 – Tattoo Parlor

Mrs. Mills swore in Matthew Ray, Applicant and Franklin Gover, Assistant Town Manager for testimony during the hearing.

Mr. Gover stated Matthew Ray is requesting a conditional use permit for a tattoo parlor at the corner of Columbus and US HWY 29 S. He stated upon approval this business will be located in an existing retail space owned by Gary Morton and includes French Express Coffee Shop, Stone Seafood and The Bee Hive. He stated in 2016 The Bee Hive triggered some site plan improvements which included a dumpster, planters and some striped parking. He stated this is an amendment to the 2017 CUP and not a new CUP. He stated in 2017 a conditional use permit was approved to allow a new drive through for the coffee shop. He stated the request triggered improvements to the site. He stated some improvements are missing or incorrectly installed, including a fence installed backwards, the absence of striped parking in the rear of the property, and a Knox Box has not been installed. He stated the shopping center is typical with the area and aligns with the Land Use Plan. He stated Planning Board recommended approval with the condition that the required parking spaces be striped. He stated the Town Council should consider whether or not a tattoo parlor use is compatible with the HB District.

Mr. Linn asked how he came up with the name. Mr. Ray stated it was a nickname he got in college.

Mayor Withers opened the public hearing.

There was no comment.

Mayor Withers closed the public hearing.

Mr. Phillips made a motion to approve the Finding of Facts that this use does not endanger the public health or safety if located where proposed and developed according to the plan due to the fact the requested tattoo parlor use is regulated by the State of North Carolina and Rowan County and is the applicant's responsibility to comply with those regulations. Mr. Linn seconded the motion, which carried unanimously.

Mr. Phillips made a motion to approve the Finding of Facts that this use meets all required conditions and specifications due to the fact that Chapter four of the UDO does not establish special requirements for tattoo parlors and the site plan has been previously approved by the Town Council. Mr. Linn seconded the motion, which carried unanimously.

Mr. Phillips made a motion to approve the Finding of Facts that this use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity due to the fact that no material evidence was presented suggesting this request would injure property values. Mr. Linn seconded the motion, which carried unanimously.

Mr. Phillips made a motion to approve the Finding of Facts that the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted land use plans and other plans for physical development of the China Grove area as adopted by the Town Council due to the fact that the China Grove Land Use Plan recommends the General Commercial future land use category along the US 29 corridor and General Commercial recognizes automobile dependent uses and development along major thoroughfares and this project is typical of the Highway Business district and will be in harmony with the area. Mr. Linn seconded the motion, which carried unanimously.

Mr. Phillips made a motion to approve 2018-CUP-04 to allow a tattoo parlor SIC 7299 in a Highway Business (H-B) on Rowan County Tax Parcel 129 092 with the condition that the required parking spaces be striped and a Knox Box be installed. Mr. Linn seconded the motion, which carried unanimously.

DEPARTMENT UPDATES

I) Fire Department

Chief Zimmerman stated he is working on a Knox Box report. He stated a number of them have been ordered lately and he believes there are around 27 installed. He stated overdose calls have picked back up in the county.

II) Police Department

Chief Deal stated there has been several complaints on Power Street again with speeding and they will begin speed enforcement again. He stated they have taken out some methamphetamine dealers this past month.

III) Public Works

Mr. Ketner stated the guys are busy picking up leaves. He stated public works staff has helped Ms. Price with decorating the Town. He stated Swink Street paving is complete and looks great.

IV) Administration

Mr. Deal stated the landscaping at the Community Building is complete and looks great. He stated the kitchen tile should be completed soon. He stated we have a number of people already interested in renting the building.

a) Finance

Mrs. Bopp stated the audit was approved this week and will be posted on the website. She stated the loan will be finalized the 17th of December for the vehicles we just purchased.

b) Event Coordinator

Mayor Withers thanked Ms. Price for a great event last weekend. Ms. Price thanked Public Works for helping with the Tree Lighting Ceremony. She stated Christmas in the Grove is December 15th. She stated she is advertising a lot on social media, the website, and in the Salisbury Post. She stated we update the website as much as possible. She stated she pulled the Google Analytics on our website for the month of November and it was up 35%.

OTHER BUSINESS

I) Board of Trade

Mayor Withers stated Miller Davis will be helping promote the town and businesses downtown over the month of December.

ADJOURNMENT

Mr. Stroud made a motion to adjourn. Mr. Phillips seconded the motion, which carried unanimously.

Respectfully Submitted,

Pamela L. Mills, CMC
Town Clerk

Lee Withers
Mayor